

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R29123 ✓

Property Information

property address: MALONEY  
legal description: HILLCREST, BLOCK O, LOT 19 & 1/2 ALLEY ADJ TO 19 & 20  
owner name/address: HERNANDEZ, BERNARDO & AMBROCIA  
2206 MALONEY AVE  
BRYAN, TX 77801-2039  
full business name: Vacant  
land use category: SEVEN VAL type of business: n/a  
current zoning: C3 occupancy status: Vacant  
lot area (square feet): 7,750 frontage along Texas Avenue (feet): n/a  
lot depth (feet): 145 sq. footage of building: n/a  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards  
50 ft.

Improvements

# of buildings: 0 building height (feet): \_\_\_\_\_ # of stories: \_\_\_\_\_  
type of buildings (specify): n/a  
building/site condition: 0  
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) n/a  
approximate construction date: accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☒ yes ☐ no (specify) metal laundry poles  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)  
dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no nlq

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☒ yes ☐ no  
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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